

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 25, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-34515 – VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A PROPOSED SIGN HEIGHT OF 37 FEET WHERE 12 FEET IS THE MAXIMUM ALLOWED on 1.0 acres at the northeast corner of Las Vegas Boulevard and McWilliams Avenue (APN 139-27-805-004), C-V (Civic) Zone, Ward 5 (Barlow)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Concern Postcard
7. Submitted after Meeting – Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-MICHAEL E. BUCKLEY, RICHARD TRUESDELL)

NOTE: COMMISSIONER EVANS disclosed that he was previously appointed to the Neon Museum but is no longer on the board and would vote.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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As detailed in staff's report, STEVE GEBEKE, Planning and Development, described the design of the proposed signage. He pointed out that the Las Vegas Boulevard Scenic Byway Overlay District's requirements are met, and the signage will serve the public by enhancing the surrounding areas and provide added visibility for the community. Staff recommended approval.

BILL MARION is a board member of the Neon Museum, which is located directly across the street from the Visitor's Center, and the Boneyard is located directly east of the subject site. He expressed the board's full support and is looking forward to the signage.

GINA VENGLASS, City of Las Vegas, appreciated staff's recommendation and concurred with the conditions.

COMMISSIONER EVANS, a great advocate for the Neon Museum and its mission, stated it represents an opportunity for commerce and tourism in the downtown development area and preserves the city's history. He confirmed with MS. VENGLASS that the adjacent park, Neon Theme Park, is funded through the Southern Nevada Public Land Management Act. He applauded the City on how the funds were used and was pleased with the talent and resources that were used to create a beautiful design, which he knows is a great addition.

COMMISSIONER GOYNES questioned the distance between the sign and the sidewalk, as he was aware of future development of an apartment complex to the south that will have signage. MS. VENGLASS responded the distance is 20 feet. Although there is no neon lighting, the Commissioner believed this was an upgraded version and will be the standard for future signage in this byway.

MR. RANKIN clarified that the signage consists of LEDs which involve movement, so it does meet the requirements. COMMISSIONER EVANS stressed the Scenic Byway is to honor the signage history along this particular area, so the flashier the merrier.

MR. MARION informed the Commission that as part of the Scenic Byway project, 12 additional signs will be placed along Las Vegas Boulevard towards Sahara Avenue, and the first sign will be the old silver slipper, which is a magnificent representation of our history. He was also excited about the recent airing of the Neon Museum and Boneyard on the Travel channel.

CHAIR TROWBRIDGE declared the Public Hearing closed.